

**CITY OF RIALTO  
SPECIAL  
RIALTO HOUSING AUTHORITY  
REDEVELOPMENT AGENCY  
CITY COUNCIL  
MEETING**

**MINUTES  
January 22, 2008**

A special meeting of the City Council/Redevelopment Agency of the City of Rialto was held in the City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376, on Tuesday, January 22, 2008.

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This meeting was called by the presiding officer of the Rialto City Council in accordance with the provisions of **Government Code §54956** of the State of California.

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**CALL TO ORDER**

Mayor Vargas called the meeting to order at 4:00 p.m.

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The roll was called and the following were present, Mayor Grace Vargas, Mayor Pro Tem Hanson and Council Members Scott, Robertson and Baca, Jr. Also present were City Administrator Garcia, City Attorney Owen and City Clerk McGee.

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**CLOSED SESSION**

1. Conference with Legal Counsel – existing litigation. The city council will discuss the following pending litigation pursuant to Government Code Section 54956.9 (a):
  - (a) City of Rialto v. United States Department of Defense, et. al.  
(United States District Court Case No. EDCV 04-00079)
  - (b) State of California vs. City of Rialto, et. al.  
(San Bernardino Superior Court Case Nos. SCVSS – 140349, 140350, 140351, 14352, and 140545.)
2. Conference with Real Property Negotiator. The Redevelopment Agency will confer with its real property negotiator concerning the following properties pursuant to Government Code Section 54956.8:

Subject: Price and Terms  
 Location: APNS: 0127-193-10, 0127-193-11, 0127-193-193-13 (1451 N. Vista)  
 Owner: Jaime and Teresa Paredes  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS: 0127-193-14, 0127-193-15, 0127-193-193-17 (1461 N. Vista)  
 Owner: Ramon Bernal Jr.  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS:0127-193-18, 0127-193-19, 0127-193-20,  
 Owner: Simon Fields  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS: 0127-193-39  
 (422 W. Cascade)  
 Owner: Khai Van Thai  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS:0127-193-40  
 (432 W. Cascade)  
 Owner: Misael Ramirez and Clara Fuentes  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS:0127-193-30, 0127-193-31,  
 0127-193-32  
 Owner: Clara Hyatt  
 Negotiator: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS: 0127-193-34, 0127-193-35, 0127-193-,  
 193-37 (452 W. Cascade)  
 Owner: Carl Miles  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
 Location: APNS:0127-194-11 (482 W. Cascade)  
 Owner: Julian and Marielena Cadena  
 Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
Location: APNS:0127-194-07, 0127-194-08, 0127-0127-  
Owner: Jin Kwang and Yong Sook Jo  
Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
Location: APNS:0127-193-38 (1423 N. Vista); 012790,  
0127-195-21, 0127-195-2(143N. (143 Lilac)  
Owner: 1439 N. Lilac Ave., Inc.  
Negotiators: John Dutrey and Robb Steel

Subject: Price and Terms  
Location: Parcels along 210 Freeway  
Owners: City of Rialto and Redevelopment Agency  
Negotiators: Robb R. Steel

Subject: Price and Terms  
Location: 141 S. Riverside Ave  
Owners: Redevelopment Agency of the City of  
Negotiators: Robb R. Steel, Redevelopment Agency  
Beneficial/Jones LaSalle

Subject: Price and Terms  
Location: 1485 S Willow Avenue  
Owners: Redevelopment Agency of the City of Rialto  
Negotiators: Robb R. Steel, Redevelopment Agency  
WDJL, LLC

Subject: Price and Terms  
Location: 1428 and 1432 S. Riverside Avenue  
Owners: Redevelopment Agency of the City of Rialto  
Negotiators: Robb R. Steel, Redevelopment Agency

2. The City Council will conduct a Public Employee Performance  
Evaluation pursuant to Government Code Section 54957:

Title: City Attorney

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Motion by Council Member Robertson, second by Mayor Pro  
Tem Hanson and carried by a 5-0 vote to go into Closed  
Session.

City Council went into Closed Session at 4:04 p.m. and returned  
at 5:30 p.m.

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## **CALL TO ORDER**

Mayor Grace Vargas called the meeting to order at 6:03 p.m.

The roll was called and the following were present: Mayor Vargas, Mayor Pro Tem Hanson and Council Members Scott, Baca Jr. and Robertson. Also present were City Administrator Garcia and City Clerk McGee. City Attorney Owen was absent.

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## **Pledge of Allegiance and Invocation**

Council Member Joe Baca Jr. led the pledge of allegiance.

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City Attorney Owen stated that in Closed Session the City Council conferred with its Attorney regarding items 1 (a) and (b) there was no reportable action. Item 2, Conference with Real Property Negotiator there is no reportable action. Item 3, the City Council will conduct a Public Employee Performance Evaluation and will terminate the contract with the City Attorney Owen. The vote was 3-2. Council Member Robertson and Mayor Pro Tem Hanson cast the NO vote. Council Members Baca, Jr., Ed Scott and Mayor Vargas cast the YES vote. No further action was taken.

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## **NEW BUSINESS**

### **ITEM 1 – Request Rialto Housing Authority to Adopt Resolutions of Necessity**

John Dutrey, Redevelopment Agency gave a presentation regarding adopting Resolutions authorizing Eminent Domain Proceedings to acquire property for the Phase 2A Willow Winchester Housing Project.

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Allison Burns, Special Legal Counsel, stated that proper legal notice was given to the owners of the subject property proposed to be acquired by eminent domain.

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Mayor Vargas asked if anyone would like to speak during the open hearing. No one comes forward.

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Allison Burns, Special Legal Counsel states that this is time and place for all owners, tenants and others with direct interest in the property and their agents, attorney or representatives to provide oral or written testimony on the proposed adoption of the resolution. Allison states that it would be appropriate for the staff report.

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## **NEW BUSINESS**

### **ITEM 1 – Request Rialto Housing Authority to Adopt Resolutions of Necessity**

John Dutrey, Redevelopment Agency describes the neighborhood, trash, debris problem, gang activity and crime activity. The revitalization plan for Phase 2A includes converting the units into an affordable housing project. It will be a gated community with management and a community center that will be available to all tenants. The Redevelopment Agency will be able to secure 41 units and satisfy all legislative obligations in the state of California. He states that the current residents will be given relocation benefits and moving expenses. Tenants who qualify for low income housing will be relocated within Phase 1. An appraisal was done on the site to determine the fair market value of the property and the owners were given Notice of Decision to Appraise in 2007. All of the owners were given offers to sell to the Authority.

The Redevelopment Agency believes this acquisition to be a necessity. The Agency will continue to negotiate with the owners to close escrow and also to continue to discuss offers to those who have not entered escrow.

If there is no agreement with any particular owner, the Agency will seek an order from the court allowing the Authority to take possession of the property. He believes that the Agency will have settlements with the owners.

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Allison Burns, Special Legal Counsel, invites anyone who has an interest in the property to speak.

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Mayor Vargas asks if anyone would like to speak.

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Simon Fields, owner of 1471 N. Vista asks if the Agency will reimburse for any prepayment penalties of a new loan.

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Allison Burns states that the Agency will work out penalty payments with the lender.

She indicates that the Agency received correspondence from the Law Office of Robert G. McCoy.

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Motion by Council Member Robertson, second by Mayor Pro Tem Hanson and carried by unanimous vote to close the public hearing.

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## **NEW BUSINESS**

### **ITEM 1 – Request Rialto Housing Authority to Adopt Resolutions of Necessity**

Council Member Baca, Jr. states that the revitalization of the property will help with public safety and crime near Eisenhower High School.

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John Dutrey, Redevelopment Agency Member assures the public that the Agency is responsible for relocation costs and that no one will be without a home based on the California law.

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Motion by Council Member Robertson, second by Council member Scott and carried by unanimous vote to adopt **Resolution No. 0002-08, Resolution No. 0003-08, Resolution No. 0004-08, Resolution No. 0005-08, Resolution No. 0006-08, Resolution No. 0007-08, Resolution No. 0008-08, Resolution No. 0009-08, Resolution No. 0010-08, Resolution No. 0011-08 and Resolution No. 0012-08.** The vote was: AYES: Council Member Robertson, Scott, Mayor Vargas, Mayor Pro Tem Hanson and Council Member Baca, Jr. NOES: none. ABSTAIN: none.

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Motion by Council Member Baca Jr., second by Mayor Pro Tem Hanson and carried by unanimous vote for City Council to go into recess at 6:35 p.m.

City Council returned from recess at 6:45 p.m.

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Council Member Ed Scott asked to abstain from the workshop and left the dais at 6:46 p.m.

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## **WORKSHOP**

### **ITEM 2 – Request RDA/City Council to discuss the Downtown Vision and Strategic Plan**

John Dutrey, Redevelopment Agency, indicates that the Agency retained the resources of Moore Iacofano Goltsman, Inc. to assist staff in coming up with a downtown vision and strategic plan. A task force was formed of residents, property owners and business owners to meet and have forum discussions regarding the changes.

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Chris Beynon of Moore Iacofano Goltsman gave a presentation for the Downtown and long term vision. He indicates that there will be community and economic benefits that can be realized from downtown revitalization. He gave a timeline with actions and funding sources for the plan.

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## **WORKSHOP**

### **ITEM 2 – Request RDA/City Council to discuss the Downtown Vision and Strategic Plan**

Jason Moody, Economic and Planning Systems, gave a presentation on the Economic and Market Analysis Impact of the Downtown Revitalization. He indicated that the City of Rialto has had rapid growth but mostly in the residential growth area not economic growth. He indicated that the funding for the project from the public would be totaling approximately \$22-26 million dollars. There would be private contributions that would be available as well.

He indicated the financial and economic issues that would be impacted by the revitalization. His analysis of the project indicates that there needs to be focused leadership, private partnerships and other tools to make the project worth spending the money.

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Mayor Pro Tem Hanson states her concerns about the financial aspect of the project.

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Council Member Robertson indicated that there was some discussion about moving the Civic Center. She states that keeping the Civic Center in the core of the city is important.

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Mayor Pro Tem Hanson stated that conceptually the project looks great.

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Council Member Baca, Jr. asked what the likelihood of a higher education institution would be in coming to Rialto. He stated that he feels the Library should be kept in the current location. He asks what would be the possibility of having a movie theatre within the downtown area. He suggested putting the Rialto Bridge landmark in the Civic Center area.

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Council Member Robertson asked whether or not Riverside Avenue would be closed off to automobile traffic to put in a pedestrian mall and bike lanes.

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Robb Steel, Economic Redevelopment Director, stated that the national chain tenants aren't interested in downtown locations. He stated that small businesses and entrepreneurs will be more likely to want to come to downtown.

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## **WORKSHOP**

### **ITEM 2 – Request RDA/City Council to discuss the Downtown Vision and Strategic Plan**

Bob Minick, business owner and resident of Riverside Avenue stated that slowing down traffic and widening sidewalks will encourage people to come to Downtown Rialto to do business.

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Chris Beynon explained how Orange Avenue would be closed.

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Joe Flores, President of the Business Improvement District Association, thanked Chris Beynon, MIG, RDA and all committee members of the workshop for their dedication and vision for the Downtown area.

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Joanne Berg stated that the suggestion for a community college or trade school brought up by Council Member Joe Baca Jr. was really appreciated.

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Keith McCarter, Member of Task Force, wants to have an addendum for the answer given to Council Member Baca, Jr. concerning the possibility of an educational institution. He indicates that the Task Force was considering a Language Institute.

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## **City Administrator Report**

City Administrator Garcia expressed his appreciation and thanks to the camera crew.

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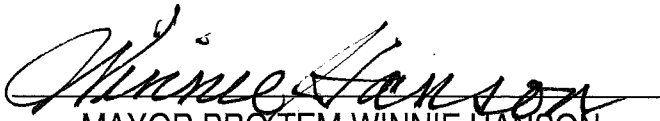
## **ADJOURNMENT**

Motion by Council Member Baca Jr., second by Mayor Pro Tem Hanson and carried by a 4-0 vote to adjourn the Meeting. Council Member Ed Scott was absent.

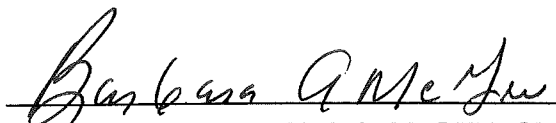
The City Council adjourned at 8:20 p.m.

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MAYOR PRO TEM WINNIE HANSON

**ATTEST:**

  
CITY CLERK BARBARA A. MCGEE, CMC

